

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 96 |        | RONALD RD, ARLINGTON  |

## OWNERSHIP

|           |            |          |   |
|-----------|------------|----------|---|
| Owner 1:  | HAZEL LYLE |          |   |
| Owner 2:  |            |          |   |
| Owner 3:  |            |          |   |
| Street 1: | 47 MAIN ST |          |   |
| Street 2: |            |          |   |
| Twn/City: | CUMMINGTON |          |   |
| St/Prov:  | MA         | Cntry:   |   |
|           |            | Own Occ: | N |
| Postal:   | 01026      | Type:    |   |

## PREVIOUS OWNER

|           |        |  |  |
|-----------|--------|--|--|
| Owner 1:  |        |  |  |
| Owner 2:  |        |  |  |
| Street 1: |        |  |  |
| Twn/City: |        |  |  |
| St/Prov:  | Cntry: |  |  |
| Postal:   |        |  |  |

## NARRATIVE DESCRIPTION

This parcel contains 4,550 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                      | Building Value | Yard Items | Land Value | Total Value    |
|-------------------------|--------------------------------|----------------|------------|------------|----------------|
| 101                     | 4550.000                       | 229,300        | 5,300      | 389,600    | 624,200        |
|                         |                                |                |            |            |                |
|                         |                                |                |            |            |                |
|                         |                                |                |            |            |                |
| Total Card              | 0.104                          | 229,300        | 5,300      | 389,600    | 624,200        |
| Total Parcel            | 0.104                          | 229,300        | 5,300      | 389,600    | 624,200        |
| Source: Market Adj Cost | Total Value per SQ unit /Card: |                |            | 470.03     | /Parcel: 470.0 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 229,400    | 5300      | 4,550.    | 389,600    | 624,300     | 624,300       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 195,200    | 5400      | 4,550.    | 395,100    | 595,700     | 595,700       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 195,800    | 5400      | 4,550.    | 294,900    | 496,100     | 496,100       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 195,800    | 5400      | 4,550.    | 267,100    | 468,300     | 468,300       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 195,800    | 5400      | 4,550.    | 256,000    | 457,200     | 457,200       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 184,800    | 5500      | 4,550.    | 217,000    | 407,300     | 407,300       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 184,800    | 5500      | 4,550.    | 205,900    | 396,200     | 396,200       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 184,800    | 5500      | 4,550.    | 195,900    | 386,200     | 386,200       |               | 12/13/2012 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 7/27/2020 | Mail Update  | MM  | Mary M    |
| 9/18/2018 | Inspected    | CC  | Chris C   |
| 8/20/2018 | MEAS&NOTICE  | BS  | Barbara S |
| 7/30/2018 | Mail Update  | MM  | Mary M    |
| 12/3/2008 | Meas/Inspect | 336 | PATRIOT   |
| 3/7/2000  | Inspected    | 276 | PATRIOT   |
| 1/28/2000 | Measured     | 263 | PATRIOT   |
| 8/21/1993 |              | TH  |           |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## EXTERIOR INFORMATION

|               |      |                |
|---------------|------|----------------|
| Type:         | 15   | - Old Style    |
| Sty Ht:       | 2    | - 2 Story      |
| (Liv) Units:  | 1    | Total: 1       |
| Foundation:   | 2    | - Conc. Block  |
| Frame:        | 1    | - Wood         |
| Prime Wall:   | 1    | - Wood Shingle |
| Sec Wall:     |      | %              |
| Roof Struct:  | 1    | - Gable        |
| Roof Cover:   | 1    | - Asphalt Shgl |
| Color:        | BLUE |                |
| View / Desir: |      |                |

## GENERAL INFORMATION

|               |      |             |
|---------------|------|-------------|
| Grade:        | C    | - Average   |
| Year Blt:     | 1926 | Eff Yr Blt: |
| Alt LUC:      |      | Alt %:      |
| Jurisdic:     |      | Fact:       |
| Const Mod:    |      |             |
| Lump Sum Adj: |      |             |

## INTERIOR INFORMATION

|                |                |              |    |
|----------------|----------------|--------------|----|
| Avg Ht/FL:     | STD            |              |    |
| Prim Int Wall: | 2 - Plaster    |              |    |
| Sec Int Wall:  |                |              | %  |
| Partition:     | T - Typical    |              |    |
| Prim Floors:   | 3 - Hardwood   |              |    |
| Sec Floors:    | 4 - Carpet     | 35           | %  |
| Bsmnt Flr:     | 12 - Concrete  |              |    |
| Subfloor:      |                |              |    |
| Bsmnt Gar:     |                |              |    |
| Electric:      | 3 - Typical    |              |    |
| Insulation:    | 2 - Typical    |              |    |
| Int vs Ext:    | S              |              |    |
| Heat Fuel:     | 1 - Oil        |              |    |
| Heat Type:     | 3 - Forced H/W |              |    |
| # Heat Sys:    | 1              |              |    |
| % Heated:      | 100            | % AC:        |    |
| Solar HW:      | NO             | Central Vac: | NO |
| % Com Wall:    |                | % Sprinkled: |    |

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

| SPECIAL FEATURES AND ITEMS |              |   |     |     |          |      |     |      |            | TARGET ID |      | DATE |      |       |            |      |       |              |
|----------------------------|--------------|---|-----|-----|----------|------|-----|------|------------|-----------|------|------|------|-------|------------|------|-------|--------------|
| Code                       | Description  | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S       | Dep  | LUC  | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| 3                          | Garage       | D | Y   | 1   | 17X20    | F    | FR  | 1926 | 20.12      | T         | 50   | 101  |      |       | 3,400      |      |       | 3,400        |
| 25                         | Greenhouse-G | D | Y   | 1   | 7X18     | A    | AV  | 1995 | 18.97      | T         | 19.2 | 101  |      |       | 1,900      |      |       | 1,900        |
|                            |              |   |     |     |          |      |     |      |            |           |      |      |      |       |            |      |       |              |
|                            |              |   |     |     |          |      |     |      |            |           |      |      |      |       |            |      |       |              |
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|                            |              |   |     |     |          |      |     |      |            |           |      |      |      |       | </         |      |       |              |